

SO ORDERED



**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Greenbelt Division**

In Re: Sonia Kaur Kochhar

Case No. 16-26474-WIL
Chapter 13

The Bank of New York Mellon Trust
Company, National Association fka The
Bank of New York Trust Company, N.A.
as successor to JPMorgan Chase Bank,
N.A., as Trustee for Residential Asset
Mortgage Products, Inc., Mortgage Asset-
Backed Pass-Through Certificates Series
2005-RS7 Movant (Ocwen Loan
Servicing LLC, Servicer)
vs.

Sonia Kaur Kochhar, Debtor
aka Sonia K. Kochhar
Timothy P. Branigan, Trustee
Respondent(s)

**ORDER RETROACTIVELY ANNULING THE AUTOMATIC STAY
Real Property at 802 Grand Champion Drive # 304, Rockville, Maryland 20850**

Upon consideration of the Motion to Retroactively Annul the Automatic Stay filed by the Movant, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates

Series 2005-RS7, (Ocwen Loan Servicing LLC, Servicer) for good cause shown at the hearing on February 16, 2017, it is:

ORDERED, that the stay of 11 U.S.C. Section 362(a) be and hereby is retroactively annulled, as if there was never an automatic stay at all, to the filing date of the case; and it is further;

ORDERED, that as a condition of the retroactive annulment the Substitute Trustees may not oppose a motion to stay and dismiss the foreclosure sale scheduled for February 22, 2017 as being untimely filed.

PARTIES TO RECEIVE COPIES:

Sonia Kaur Kochhar
7221 Titonka Way
Derwood, Maryland 20855

Copies were sent electronically via the CM/ECF system to Timothy P. Branigan, Trustee, cmecf@chapter13maryland.com.

End of Order (kmg)